

**June 23, 2009**  
**AHC Meeting**

**Present:** Mike Colaneri, Catherine DeVito, Glenn Hearn, Ernie Mendenhall, Joanne Scott and Vickie Thurber

**Also Present:** Rhonda Conley

**Stoney Hill Bailey Park Easement:** Mike explained that easements were discussed at the informal meeting on June 9, 2009. The members present had a problem with clause "The Affordable Housing Lot will be subject to all of the SHFHT's covenants and restrictions as recorded in the Dukes County Registry District Office of the Land Court, including architectural review, as the same may be amended or extended (the 'Governing Document')." The other clause brought up reads "in the event maintenance unique to Bailey Park Road is required, it being dirt while the other subdivision roads are paved, then the three Affordable Housing Lots shall be responsible for all costs arising from such unique maintenance. The road maintenance fee shall not include maintenance of the extension to Bailey Park Road being constructed in connection with the conveyance of the Affordable Housing Lot from the Town..." The question on this issue was what if the road is used for other purposes besides the three lots. Mike said he spoke to town counsel Cindy Wansiewicz about this and she will talk to the SHFHT's counsel.

**Wells:** Glenn has received two quotes for the well drilling. The septic design plans are not in yet. Glenn stated there is a large rock in the road way making it impossible for a well drilling truck to get by. He wants to get an excavator to remove the rock. The committee said No that without the easement no construction could begin. No rock removal. Mike asked Glenn to continue working on getting the quotes for the well drilling and getting the septic design plans.

**250 Stat Rd. Project:** Catherine said that Habitat for Humanity has 3 candidates from West Tisbury and 1 from Oaks Bluff.

**Martha's Vineyard Savings Bank House:** Vickie asked about the house the bank is donated. It is being sorted out by the bank and Island Affordable Housing Fund.

**Invoices:** Rhonda presented a bill from town counsel for easement agreement work. The committee voted to pay the \$692.25 invoice from Reynolds, Rappaport and Kaplan. **VOTE 6 YES 0 NO**

**Selectman Richard Knabel Questions about RFP (see attached):** Mike presented questions Knabel had about the RFP. Mike asked Leedara of Bailey Boyd to speak with Knabel and review and answer his questions. Rhonda stated she had seen Knabel earlier that day and spoke to him about some of the points.

Ernie explained universal access is not that expensive. It does not mean handicap accessible with ramps etc. but just that doorways are a certain width, no step down from the door to the porch and such.

Ernie, as a member of the DCRHA, stated that the affordable housing projects done recently with 140% house are not being purchased. The market rate homes have no encumbrances and 140% income families would rather go that route. He also stated that many members of the committee are trying to help those people that don't make a lot of money.

CPA funds are approved by the townspeople at town meeting by vote after CPA Committee reviews projects for consideration and presents them to the town.

Green construction is not a requirement but a consideration and the cost will be totally on the developer. Glenn stated that there are some green funds available that may be applied for.

The RFP does not ask for a bond but does have other avenues for security.

**Cote:** Mike got a phone call about an executive meeting on the Cote property with town counsel, Ron Rappaport tomorrow July 8<sup>th</sup>. Mike being the AHC Chair has been asked to attend which he will try to do.

**Van Belle Affordable Housing Lot:** Mike got a heads up from Simone DeSorcy, Administrative secretary to Planning Board that Jule Ann Van Belle and Ken Leuchtenmacher were applying to subdivide off a one acre affordable housing lot from their 4.56 acre lot. Mike explained to Van Belle what was need by the AHC to approve the transaction: income verification by DCRHA and lot price no higher than \$50,000. AHC received a letter from DCRHA Administrator, Terri Keech, that Rocco and Holly Bellebuono were confirmed by DCRHA has having an income below 140% of median income. Mike asked Rhonda to write a note to Keech asking where they qualified at to set the maximum resale price. After this is known will need a letter to the ZBA as to what it would be and to the Bellebuonos.

**Deconstruction House:** Vickie stated that her house she presently lives in will be on the free block. Ernie stated that she will have to advertise and a verified construction engineer can determine the soundness of it.

Adjourned at 8:30 P.M.

**The next meeting is July 7, 2009 at 7:30 P.M. in the Howes House**

Respectfully submitted by Rhonda Conley